

043.A

0007

0026.1

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

669,500 / 669,500

USE VALUE:

669,500 / 669,500

ASSESSED:

669,500 / 669,500

**PROPERTY LOCATION**

| No    | Alt No | Direction/Street/City |
|-------|--------|-----------------------|
| 26-28 |        | PARK ST, ARLINGTON    |

| OWNERSHIP                        | Unit #: | 1 |
|----------------------------------|---------|---|
| Owner 1: LOEB JASON A & ANDREA S |         |   |
| Owner 2:                         |         |   |
| Owner 3:                         |         |   |
| Street 1: 26 PARK ST             |         |   |
| Street 2:                        |         |   |

| Twn/Cty: | ARLINGTON |
|----------|-----------|
| St/Prov: | MA        |
| Postal:  | 02474     |

| PREVIOUS OWNER                    | Cntry | Own Occ: | Y |
|-----------------------------------|-------|----------|---|
| Owner 1: PAQUET RAYMOND A--ETAL - |       |          |   |

| Street 1: | 6 RESERVOIR RD |
|-----------|----------------|
| Twn/Cty:  | ARLINGTON      |
| St/Prov:  | MA             |

| Postal: | 02474 | Type: |
|---------|-------|-------|
| Postal: | 02474 |       |

| NARRATIVE DESCRIPTION                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1920, having primarily Wood Shingle Exterior and 1910 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms. |

| OTHER ASSESSMENTS               |
|---------------------------------|
| Code Descrip/No Amount Com. Int |

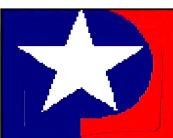
| PROPERTY FACTORS        |
|-------------------------|
| Item Code Description % |
| Z R2 TWO FAMIL 100      |
| o water                 |
| n Sewer                 |
| Census: Electri         |
| Flood Haz: Exempt       |
| D Topo 1 Level          |
| s Street                |
| t Gas:                  |

| LAND SECTION (First 7 lines only)                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes |

|           |   |         |      |   |    |      |      |         |    |    |    |
|-----------|---|---------|------|---|----|------|------|---------|----|----|----|
| 102 Condo | 0 | Sq. Ft. | Site | 0 | 0. | 0.00 | 7747 | Easemen | -5 | G7 | 1. |
|-----------|---|---------|------|---|----|------|------|---------|----|----|----|

**IN PROCESS APPRAISAL SUMMARY**

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102      | 0.000     | 669,500        |            |            | 669,500     |                   | 271836    |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 05/31/18  |



**Patriot Properties Inc.**  
USER DEFINED

|                |          |
|----------------|----------|
| Prior Id # 1:  | 30772    |
| Prior Id # 2:  |          |
| Prior Id # 3:  |          |
| Prior Id # 1:  |          |
| Prior Id # 2:  |          |
| Prior Id # 3:  |          |
| LAST REV       |          |
| Date           | Time     |
| 12/30/21       | 20:23:44 |
| mmcmakin       |          |
| ASR Map:       |          |
| Fact Dist:     |          |
| Reval Dist:    |          |
| Year:          |          |
| LandReason:    |          |
| BldReason:     |          |
| CivilDistrict: |          |
| Ratio:         |          |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022   | 102 | FV  | 669,500    | 0         | .         | .          | 669,500     |               | Year end      | 12/23/2021 |
| 2021   | 102 | FV  | 650,100    | 0         | .         | .          | 650,100     |               | Year End Roll | 12/10/2020 |
| 2020   | 102 | FV  | 640,400    | 0         | .         | .          | 640,400     | 640,400       | Year End Roll | 12/18/2019 |
| 2019   | 102 | FV  | 551,500    | 0         | .         | .          | 551,500     | 551,500       | Year End Roll | 1/3/2019   |
| 2018   | 102 | FV  | 488,100    | 0         | .         | .          | 488,100     | 488,100       | Year End Roll | 12/20/2017 |
| 2017   | 102 | FV  | 445,200    | 0         | .         | .          | 445,200     | 445,200       | Year End Roll | 1/3/2017   |
| 2016   | 102 | FV  | 445,200    | 0         | .         | .          | 445,200     | 445,200       | Year End      | 1/4/2016   |
| 2015   | 102 | FV  | 411,700    | 0         | .         | .          | 411,700     | 411,700       | Year End Roll | 12/11/2014 |

**SALES INFORMATION**

| Grantor        | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes | PAT ACCT. |
|----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|-----------|
| PAQUET RAYMOND | 45092-471 |      | 4/29/2005 |           | 445,000    | No | No  |       |       | 15227     |
|                |           |      |           |           |            |    |     |       |       |           |

**BUILDING PERMITS**

| Date      | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date      | Result       | By  | Name        |
|-----------|--------|----------|--------|-----|------------|----------|------------|---------|-----------|--------------|-----|-------------|
| 5/18/2012 | 635    | Redo Kit | 28,500 |     |            |          |            |         | 9/2/2021  | USPS         | MM  | Mary M      |
|           |        |          |        |     |            |          |            |         | 5/31/2018 | Measured     | DGM | D Mann      |
|           |        |          |        |     |            |          |            |         | 6/18/2012 | Info Fm Prmt | BR  | B Rossignol |
|           |        |          |        |     |            |          |            |         | 3/21/2006 | External Ins | BR  | B Rossignol |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

